



Financial Report Package

May 2026

Prepared for

**VICTORIA SQUARE CONDOMINIUM
ASSOCIATION, INC.**

Grant Property Management Company

GPM recommends that any funds over \$250,000 in aggregate per Association in a single financial institution should be insured .

The attached financial statements have not been audited and have been prepared for management purposes only.

Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Assets

OPERATING CASH		
10-1010-00 POPULAR-OPR-2006	\$6,735.77	
10-1020-00 PINNACLE-OPR-4555	95,851.02	
Total OPERATING CASH:		\$102,586.79
RESERVE CASH		
12-1215-00 VNB-RES-6404	150,961.21	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		\$153,976.62
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	15,050.00	
Total ACCOUNTS RECEIVABLE:		\$15,050.00
CURRENT ASSETS		
15-1101-00 Prepaid Insurance	5,671.49	
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		\$5,751.49
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		\$15,938.62
Total Assets:		\$293,303.52

Liabilities & Equity

RESERVE CASH		
12-1235-00 Due to/from Reserves	3,015.41	
Total RESERVE CASH:		\$3,015.41
PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	19.66	
20-2003-00 Prepaid Maintenance	6,627.25	
20-2020-00 Accrued Expense	3,141.68	
Total PAYABLES & CURRENT LIABIL		\$9,788.59
RESERVE FUNDS		
25-3005-00 RES - Interest	10,209.52	
25-3010-00 RES - Roadways / Paving / Ashpalt	16,234.12	
25-3052-00 RES - Exterior Paint	22,411.67	
25-3060-00 RES - 50 Year Inspection	3,632.13	
25-3082-00 RES - Roof	101,489.18	
Total RESERVE FUNDS:		\$153,976.62
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		\$95,784.56
Net Income Gain / Loss	30,738.34	
		\$30,738.34
Total Liabilities & Equity:		\$293,303.52

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
05/01/2026 to 05/31/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	\$21,296.00	\$18,280.58	\$3,015.42	\$115,665.75	\$91,402.90	\$24,262.85	\$219,367.00
4025-00 Interest Income - Operating	0.10	-	0.10	0.37	-	0.37	-
4035-00 Late Fees	300.00	-	300.00	1,350.00	-	1,350.00	-
Total ASSESSMENTS & FEES	\$21,596.10	\$18,280.58	\$3,315.52	\$117,016.12	\$91,402.90	\$25,613.22	\$219,367.00
Total OPERATING INCOME	\$21,596.10	\$18,280.58	\$3,315.52	\$117,016.12	\$91,402.90	\$25,613.22	\$219,367.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,671.49	5,833.33	161.84	29,554.34	29,166.65	(387.69)	70,000.00
5010-00 Management Fee	840.00	840.00	-	4,200.00	4,200.00	-	10,080.00
5015-00 Accounting	-	375.00	375.00	1,700.00	1,875.00	175.00	4,500.00
5020-00 Legal Fees - General	-	62.50	62.50	-	312.50	312.50	750.00
5025-00 Administrative/Office Exp	19.66	66.67	47.01	503.04	333.35	(169.69)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	61.25	208.35	147.10	500.00
Total GENERAL & ADMINISTRATIVE	\$6,531.15	\$7,219.17	\$688.02	\$36,018.63	\$36,095.85	\$77.22	\$86,630.00
UTILITIES							
6005-00 Electricity	132.72	125.00	(7.72)	732.63	625.00	(107.63)	1,500.00
6010-00 Water & Sewer	3,478.26	3,333.33	(144.93)	16,271.51	16,666.65	395.14	40,000.00
6015-00 Telephone	125.00	-	(125.00)	621.67	-	(621.67)	-
6020-00 Trash Removal	1,561.00	2,083.33	522.33	8,105.00	10,416.65	2,311.65	25,000.00
Total UTILITIES	\$5,296.98	\$5,541.66	\$244.68	\$25,730.81	\$27,708.30	\$1,977.49	\$66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	600.00	1,375.00	775.00	4,200.00	6,875.00	2,675.00	16,500.00
8010-00 Tree Trimming	-	125.00	125.00	142.00	625.00	483.00	1,500.00
8015-00 Landscape Improvements	-	83.33	83.33	5,964.00	416.65	(5,547.35)	1,000.00
8030-00 Irrigation Maintenance	301.45	166.67	(134.78)	1,712.69	833.35	(879.34)	2,000.00
8040-00 General Repairs & Maintenance	-	2,109.75	2,109.75	6,557.34	10,548.75	3,991.41	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	-	208.35	208.35	500.00
8065-00 Janitorial Service	500.00	666.67	166.67	2,125.00	3,333.35	1,208.35	8,000.00
8070-00 Pest Control	341.55	83.33	(258.22)	683.10	416.65	(266.45)	1,000.00
8125-00 Fire Alarm Monitoring	-	62.50	62.50	1,135.41	312.50	(822.91)	750.00
8132-00 Fire Safety	-	70.83	70.83	-	354.15	354.15	850.00
8165-00 Parking / Security Enforcement	803.52	485.00	(318.52)	2,008.80	2,425.00	416.20	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	208.35	208.35	500.00
Total CONTRACT & REPAIR	\$2,546.52	\$5,519.75	\$2,973.23	\$24,528.34	\$27,598.75	\$3,070.41	\$66,237.00
Total OPERATING EXPENSE	\$14,374.65	\$18,280.58	\$3,905.93	\$86,277.78	\$91,402.90	\$5,125.12	\$219,367.00
Net Income:	\$7,221.45	\$0.00	\$7,221.45	\$30,738.34	\$0.00	\$30,738.34	\$0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$6,735.67	\$0.10	\$-	\$6,735.77
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	823814	\$ 0.10	\$ -	Interest	
10-1020-00	PINNACLE-OPR-4555	90,609.50	18,778.00	13,536.48	95,851.02
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	781736	\$ -	\$ 25.90	PINNACLE-OPR-4555 Inv # 123275; Grant Property Management Inc Chk # 0	
05/01/2026	782245	-	150.00	PINNACLE-OPR-4555 Inv # 60797; Universal Waste Chk # 0	
05/01/2026	782247	-	1,561.00	PINNACLE-OPR-4555 Inv # 64719; Universal Waste Chk # 0	
05/01/2026	782442	-	840.00	PINNACLE-OPR-4555 Inv # 52529; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5074	
05/04/2026	789091	1,452.00	-	Deposit from batch 51236	
05/05/2026	791269	1,363.00	-	Deposit from batch 51388	
05/05/2026	791744	973.00	-	Deposit from batch 51285	
05/05/2026	793501	8,228.00	-	Deposit from batch 50877	
05/06/2026	794330	-	50.00	PINNACLE-OPR-4555 Inv # 3682; RYAN ASSOCIATES INC Chk # 0	
05/06/2026	796095	-	400.00	PINNACLE-OPR-4555 Inv # 8351; Diamond Brite Maintenance Chk # 5075	
05/06/2026	796806	968.00	-	Deposit from batch 51630	
05/06/2026	797786	968.00	-	Deposit from batch 51707	
05/07/2026	797969	-	341.55	PINNACLE-OPR-4555 Inv # 1364438; NATIVE PEST MANAGEMENT Chk # 0	
05/07/2026	799042	969.00	-	Deposit from batch 51757	
05/11/2026	802320	-	5,671.49	PINNACLE-OPR-4555 Inv # 106744469; FIRST INSURANCE FUNDING Chk # 0	
05/11/2026	802715	968.00	-	Deposit from batch 51881	
05/11/2026	802996	484.00	-	Deposit from batch 51980	
05/12/2026	804708	484.00	-	Deposit from batch 52073	
05/13/2026	806631	444.00	-	Deposit from batch 52197	
05/14/2026	808306	484.00	-	Deposit from batch 52260	
05/15/2026	810216	484.00	-	Deposit from batch 52341	
05/18/2026	812261	-	73.38	PINNACLE-OPR-4555 Inv # 55972-55412 MAY26; FPL Chk # 0	
05/18/2026	812263	-	59.34	PINNACLE-OPR-4555 Inv # 45882-53411 MAY26; FPL Chk # 0	
05/18/2026	812265	-	3,485.61	PINNACLE-OPR-4555 Inv # 21482 MAY26; City of Coral Springs Chk # 0	
05/26/2026	818555	-	133.75	PINNACLE-OPR-4555 Inv # 3695; RYAN ASSOCIATES INC Chk # 0	
05/26/2026	818557	-	117.70	PINNACLE-OPR-4555 Inv # 3697; RYAN ASSOCIATES INC Chk # 0	
05/26/2026	818736	-	100.00	PINNACLE-OPR-4555 Inv # 8363; Diamond Brite Maintenance Chk # 5076	
05/26/2026	818762	-	125.00	PINNACLE-OPR-4555 Inv # 8310015011073 MAY26; ACC Business Chk # 5077	
05/26/2026	820173	509.00	-	Deposit from batch 52996	
05/28/2026	821566	-	401.76	PINNACLE-OPR-4555 Inv # 626; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5078	
12-1215-00	VNB-RES-6404	150,733.30	227.91	-	150,961.21
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	824208	\$ 227.91	\$ -	Interest	
12-1225-00	Due to/from Operating	3,015.41	-	-	3,015.41
Date	GL Ref #	Debit	Credit	Description	
12-1235-00	Due to/from Reserves	(3,015.41)	-	-	(3,015.41)
Date	GL Ref #	Debit	Credit	Description	
14-1046-00	Unit Owner Receivables	12,711.00	21,596.00	19,257.00	15,050.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	538845	\$ 21,296.00	\$ -	Assessment - Batch 37780	
05/01/2026	784936	-	157.00	Applied Prepaid VICS3276	
05/01/2026	784938	-	484.00	Applied Prepaid VICS3280	
05/01/2026	784940	-	469.00	Applied Prepaid VICS3248	
05/01/2026	784942	-	484.00	Applied Prepaid VICS3270	
05/01/2026	784944	-	45.00	Applied Prepaid VICS3254	
05/01/2026	787335	-	484.00	Applied Prepaid VICS3228	
05/04/2026	789091	-	484.00	Deposit from batch 51236	
05/04/2026	789091	-	484.00	Deposit from batch 51236	
05/04/2026	789091	-	484.00	Deposit from batch 51236	
05/05/2026	791269	-	327.00	Deposit from batch 51388	
05/05/2026	791269	-	370.00	Deposit from batch 51388	



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 5/1/2026 - 5/31/2026

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2001-00	Accounts Payable	\$225.86	\$13,536.48	\$13,782.00	(\$19.66)
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	774599	\$ -	\$ 401.76	Accounts Payable Inv # 526	
05/01/2026	778226	-	840.00	Accounts Payable Inv # 52529	
05/01/2026	781314	-	1,561.00	Accounts Payable Inv # 64719	
05/01/2026	781736	25.90	-	Accounts Payable Inv # 123275; Grant Property Management Inc Chk # 0	
05/01/2026	782245	150.00	-	Accounts Payable Inv # 60797; Universal Waste Chk # 0	
05/01/2026	782247	1,561.00	-	Accounts Payable Inv # 64719; Universal Waste Chk # 0	
05/01/2026	782442	840.00	-	Accounts Payable Inv # 52529; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5074	
05/01/2026	789634	-	50.00	Accounts Payable Inv # 3682	
05/01/2026	795873	-	400.00	Accounts Payable Inv # 8351	
05/01/2026	795875	-	341.55	Accounts Payable Inv # 1364438	
05/06/2026	794330	50.00	-	Accounts Payable Inv # 3682; RYAN ASSOCIATES INC Chk # 0	
05/06/2026	796095	400.00	-	Accounts Payable Inv # 8351; Diamond Brite Maintenance Chk # 5075	
05/07/2026	797969	341.55	-	Accounts Payable Inv # 1364438; NATIVE PEST MANAGEMENT Chk # 0	
05/07/2026	801666	-	5,671.49	Accounts Payable Inv # 106744469	
05/11/2026	802320	5,671.49	-	Accounts Payable Inv # 106744469; FIRST INSURANCE FUNDING Chk # 0	
05/13/2026	818391	-	100.00	Accounts Payable Inv # 8363	
05/14/2026	818393	-	125.00	Accounts Payable Inv # 8310015011073 MAY26	
05/15/2026	809542	-	3,485.61	Accounts Payable Inv # 21482 MAY26	
05/18/2026	811835	-	73.38	Accounts Payable Inv # 55972-55412 MAY26	
05/18/2026	811849	-	59.34	Accounts Payable Inv # 45882-53411 MAY26	
05/18/2026	812261	73.38	-	Accounts Payable Inv # 55972-55412 MAY26; FPL Chk # 0	
05/18/2026	812263	59.34	-	Accounts Payable Inv # 45882-53411 MAY26; FPL Chk # 0	
05/18/2026	812265	3,485.61	-	Accounts Payable Inv # 21482 MAY26; City of Coral Springs Chk # 0	
05/18/2026	818395	-	133.75	Accounts Payable Inv # 3695	
05/18/2026	818397	-	117.70	Accounts Payable Inv # 3697	
05/21/2026	850496	-	19.66	Accounts Payable Inv # 124437	
05/26/2026	818555	133.75	-	Accounts Payable Inv # 3695; RYAN ASSOCIATES INC Chk # 0	
05/26/2026	818557	117.70	-	Accounts Payable Inv # 3697; RYAN ASSOCIATES INC Chk # 0	
05/26/2026	818736	100.00	-	Accounts Payable Inv # 8363; Diamond Brite Maintenance Chk # 5076	
05/26/2026	818762	125.00	-	Accounts Payable Inv # 8310015011073 MAY26; ACC Business Chk # 5077	
05/28/2026	821566	401.76	-	Accounts Payable Inv # 626; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5078	
05/31/2026	858946	-	401.76	AP	
20-2003-00	Prepaid Maintenance	(7,106.25)	2,123.00	1,644.00	(6,627.25)
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	784936	\$ 157.00	\$ -	Adjust Prepaid	
05/01/2026	784938	484.00	-	Adjust Prepaid	
05/01/2026	784940	469.00	-	Adjust Prepaid	
05/01/2026	784942	484.00	-	Adjust Prepaid	
05/01/2026	784944	45.00	-	Adjust Prepaid	
05/01/2026	787335	484.00	-	Adjust Prepaid	
05/05/2026	791269	-	157.00	Deposit from batch 51388	
05/05/2026	791269	-	484.00	Deposit from batch 51388	
05/05/2026	791744	-	50.00	Deposit from batch 51285	
05/07/2026	799042	-	469.00	Deposit from batch 51757	
05/15/2026	810216	-	484.00	Deposit from batch 52341	
20-2020-00	Accrued Expense	(5,875.01)	3,333.33	600.00	(3,141.68)
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	846724	\$ 3,333.33	\$ -	Reversing Accrued Water (March)	
05/31/2026	849294	-	600.00	May	
25-3005-00	RES - Interest	(9,981.61)	-	227.91	(10,209.52)
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	824208	\$ -	\$ 227.91	Interest	
25-3010-00	RES - Roadways / Paving / Asphalt	(16,234.12)	-	-	(16,234.12)
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3052-00	RES - Exterior Paint	(22,411.67)	-	-	(22,411.67)
Date	GL Ref #	Debit	Credit	Description	
25-3060-00	RES - 50 Year Inspection	(3,632.13)	-	-	(3,632.13)
Date	GL Ref #	Debit	Credit	Description	
25-3082-00	RES - Roof	(101,489.18)	-	-	(101,489.18)
Date	GL Ref #	Debit	Credit	Description	
30-3505-00	Fund Balance - Operating	(95,784.56)	-	-	(95,784.56)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00	Maintenance Fees	(94,369.75)	-	21,296.00	(115,665.75)
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	538845	\$ -	\$ 21,296.00	Assessment - Batch 37780	
40-4025-00	Interest Income - Operating	(0.27)	-	0.10	(0.37)
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	823814	\$ -	\$ 0.10	Interest	
40-4035-00	Late Fees	(1,050.00)	-	300.00	(1,350.00)
Date	GL Ref #	Debit	Credit	Description	
05/11/2026	835224	\$ -	\$ 300.00	Assessment - Batch 51992	
50-5005-00	Insurance	23,882.85	11,342.98	5,671.49	29,554.34
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	846714	\$ 5,671.49	\$ -	Prepaid - May (Reversal)	
05/07/2026	801666	5,671.49	-	Insurance	
05/31/2026	846720	-	5,671.49	Prepaid - June	
50-5010-00	Management Fee	3,360.00	840.00	-	4,200.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	778226	\$ 840.00	\$ -	Management Fee	
50-5015-00	Accounting	1,700.00	-	-	1,700.00
Date	GL Ref #	Debit	Credit	Description	
50-5025-00	Administrative/Office Exp	483.38	19.66	-	503.04
Date	GL Ref #	Debit	Credit	Description	
05/21/2026	850496	\$ 19.66	\$ -	Administrative/Office Exp	
50-5030-00	Licenses, Permits & Taxes	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
60-6005-00	Electricity	599.91	132.72	-	732.63
Date	GL Ref #	Debit	Credit	Description	
05/18/2026	811835	\$ 73.38	\$ -	Electricity	
05/18/2026	811849	59.34	-	Electricity	
60-6010-00	Water & Sewer	12,793.25	6,811.59	3,333.33	16,271.51
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	810349	\$ 3,325.98	\$ -	May - Water (Reversal)	
05/15/2026	809542	3,485.61	-	Water & Sewer	
05/31/2026	846724	-	3,333.33	Reversing Accrued Water (March)	
60-6015-00	Telephone	496.67	125.00	-	621.67
Date	GL Ref #	Debit	Credit	Description	
05/14/2026	818393	\$ 125.00	\$ -	Telephone	
60-6020-00	Trash Removal	6,544.00	1,561.00	-	8,105.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	781314	\$ 1,561.00	\$ -	Trash Removal	
80-8005-00	Landscaping Maintenance	3,600.00	600.00	-	4,200.00
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	849294	\$ 600.00	\$ -	May	
80-8010-00	Tree Trimming	142.00	-	-	142.00
Date	GL Ref #	Debit	Credit	Description	
80-8015-00	Landscape Improvements	5,964.00	-	-	5,964.00
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
80-8030-00	Irrigation Maintenance	1,411.24	301.45	-	1,712.69
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	789634	\$ 50.00	\$ -	Irrigation Maintenance	
05/18/2026	818395	133.75	-	Irrigation Maintenance	
05/18/2026	818397	117.70	-	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	6,557.34	-	-	6,557.34
Date	GL Ref #	Debit	Credit	Description	
80-8065-00	Janitorial Service	1,625.00	500.00	-	2,125.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	795873	\$ 400.00	\$ -	Janitorial Service	
05/13/2026	818391	100.00	-	Janitorial Service	
80-8070-00	Pest Control	341.55	341.55	-	683.10
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	795875	\$ 341.55	\$ -	Pest Control	
80-8125-00	Fire Alarm Monitoring	1,135.41	-	-	1,135.41
Date	GL Ref #	Debit	Credit	Description	
80-8165-00	Parking / Security Enforcement	1,205.28	803.52	-	2,008.80
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	774599	\$ 401.76	\$ -	Parking / Security Enforcement	
05/31/2026	849290	401.76	-	May	
Totals:		\$0.00	\$89,047.54	\$89,047.54	\$0.00

Vendor	Current	Over 30	Over 60	Over 90	Balance
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A-Z PARKING ENFORCEMENT SOLUTIONS, Inc

Invoice #	Date	Check Memo				
626	06/01/2026	Parking Enforcement Patrols 6/1/26 - 6/30/26	(\$401.76)	\$0.00	\$0.00	\$0.00
			(\$401.76)	\$0.00	\$0.00	\$0.00
						(\$401.76)

Grant Property Management Inc

Invoice #	Date	Check Memo				
124437	05/21/2026	Mailing Expenses	\$19.66	\$0.00	\$0.00	\$0.00
			\$19.66	\$0.00	\$0.00	\$0.00
						\$19.66
Totals:			(\$382.10)	\$0.00	\$0.00	\$0.00
						(\$382.10)

Date	Check #	Payee	Amount
10-1020-00 PINNACLE-OPR-4555			
05/01/2026	0	Grant Property Management Inc Invoice #: 123275 Check Memo : Mailing Expenses 50-5025-00 Administrative/Office Exp	\$25.90 \$25.90
05/01/2026	0	Universal Waste Invoice #: 60797 Check Memo : Overage - Waste 60-6020-00 Trash Removal	\$150.00 \$150.00
05/01/2026	0	Universal Waste Invoice #: 64719 Check Memo : Monthly Waste Service 60-6020-00 Trash Removal	\$1,561.00 \$1,561.00
05/01/2026	5074	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M Invoice #: 52529 Check Memo : Management Fee for 5/1/2026 50-5010-00 Management Fee	\$840.00 \$840.00
05/06/2026	0	RYAN ASSOCIATES INC Invoice #: 3682 Check Memo : wet check 80-8030-00 Irrigation Maintenance	\$50.00 \$50.00
05/06/2026	5075	Diamond Brite Maintenance Invoice #: 8351 Check Memo : Monthly Janitorial Services for May. 80-8065-00 Janitorial Service	\$400.00 \$400.00
05/07/2026	0	NATIVE PEST MANAGEMENT Invoice #: 1364438 Check Memo : Quarterly Home Pest Control 80-8070-00 Pest Control	\$341.55 \$341.55
05/11/2026	0	FIRST INSURANCE FUNDING Invoice #: 106744469 Check Memo : 50-5005-00 Insurance	\$5,671.49 \$5,671.49
05/18/2026	0	FPL Invoice #: 55972-55412 MAY26 Check Memo : Service period 3/30/26 -4/28/26 60-6005-00 Electricity	\$73.38 \$73.38
05/18/2026	0	FPL Invoice #: 45882-53411 MAY26 Check Memo : service period 3/30/26 -4/28/26 60-6005-00 Electricity	\$59.34 \$59.34
05/18/2026	0	City of Coral Springs Invoice #: 21482 MAY26 Check Memo : Service Period 03/30/26 - 05/01/26 60-6010-00 Water & Sewer	\$3,485.61 \$3,485.61
05/26/2026	0	RYAN ASSOCIATES INC Invoice #: 3695 Check Memo : wet check & Repair 1/2 water line on building # D 80-8030-00 Irrigation Maintenance	\$133.75 \$133.75
05/26/2026	0	RYAN ASSOCIATES INC Invoice #: 3697 Check Memo : Irrigation Services 80-8030-00 Irrigation Maintenance	\$117.70 \$117.70
05/26/2026	5076	Diamond Brite Maintenance Invoice #: 8363 Check Memo : Extra work 80-8065-00 Janitorial Service	\$100.00 \$100.00
05/26/2026	5077	ACC Business	\$125.00

Date	Check #	Payee	Amount
Invoice #: 8310015011073 MAY: Check Memo : service period 4/1/26 -4/30/26 60-6015-00 Telephone			
			\$125.00
05/28/2026	5078	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	\$401.76
Invoice #: 626 Check Memo : Parking Enforcement Patrols 6/1/26 - 6/30/26 80-8165-00 Parking / Security Enforcement			
Account Totals			\$401.76
# Checks:			16
			\$13,536.48
Association Totals			
# Checks:			16
			\$13,536.48

Victoria Square Condominium
Prepaid Insurance as of
May 31, 2026

Payable to:	Account	Amount
Insurance - June		5,671.49
Total	<u>\$</u>	<u>5,671.49</u>

**Victoria Square Condominium
Accrued Expenses as of
May 31, 2026**

Payable to:	Account	Amount
Opening Balance		2,541.68
Lawn Maintenance - May		600.00
Total A/P		<u><u>\$ 3,141.68</u></u>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/24/2026		FIRST INSURANCE FUNDING		0	(\$5,671.49)
05/26/2026		Diamond Brite Maintenance		5076	(\$100.00)
05/26/2026		ACC Business		5077	(\$125.00)
05/28/2026		A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5078	(\$401.76)
				Total Uncleared	(\$6,298.25)
Cleared Items					
Credits					
04/30/2026	05/01/2026	Deposit from batch 51083	51083 - Online Payment	264	\$484.00
04/30/2026	05/20/2026	Transfer from VNB-RES-6404			\$12,061.64
05/04/2026	05/05/2026	Deposit from batch 51236	51236 - Online Payment	265	\$1,452.00
05/05/2026	05/05/2026	Deposit from batch 51388	51388 - Auto Payment	266	\$1,363.00
05/05/2026	05/07/2026	Deposit from batch 51285	51285 - Online Payment	267	\$973.00
05/05/2026	05/08/2026	Deposit from batch 50877	50877 - ACH Payment	268	\$8,228.00
05/06/2026	05/07/2026	Deposit from batch 51630	51630 - Auto Payment	269	\$968.00
05/06/2026	05/08/2026	Deposit from batch 51707	51707 - Payabli Credit Card	270	\$968.00
05/07/2026	05/08/2026	Deposit from batch 51757	51757 - Auto Payment	271	\$969.00
05/11/2026	05/13/2026	Deposit from batch 51881	51881 - Online Payment	272	\$968.00
05/11/2026	05/12/2026	Deposit from batch 51980	51980 - Auto Payment	273	\$484.00
05/12/2026	05/13/2026	Deposit from batch 52073	52073 - Auto Payment	274	\$484.00
05/13/2026	05/14/2026	Deposit from batch 52197	52197 - Auto Payment	275	\$444.00
05/14/2026	05/15/2026	Deposit from batch 52260	52260 - Auto Payment	276	\$484.00
05/15/2026	05/16/2026	Deposit from batch 52341	52341 - Auto Payment	277	\$484.00
05/26/2026	05/28/2026	Deposit from batch 52996	52996 - Payabli Credit Card	278	\$509.00
				Total Cleared Credits	\$31,323.64
Debits					
04/29/2026	05/04/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5073	(\$401.76)
05/01/2026	05/04/2026	Grant Property Management Inc		0	(\$25.90)
05/01/2026	05/04/2026	Universal Waste		0	(\$150.00)
05/01/2026	05/04/2026	Universal Waste		0	(\$1,561.00)
05/01/2026	05/01/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		5074	(\$840.00)
05/06/2026	05/08/2026	RYAN ASSOCIATES INC		0	(\$50.00)
05/06/2026	05/19/2026	Diamond Brite Maintenance		5075	(\$400.00)
05/07/2026	05/09/2026	NATIVE PEST MANAGEMENT		0	(\$341.55)
05/11/2026	05/28/2026	FIRST INSURANCE FUNDING		0	(\$5,671.49)
05/18/2026	05/19/2026	FPL		0	(\$73.38)
05/18/2026	05/19/2026	FPL		0	(\$59.34)
05/18/2026	05/30/2026	City of Coral Springs		0	(\$3,485.61)
05/26/2026	05/28/2026	RYAN ASSOCIATES INC		0	(\$133.75)
05/26/2026	05/28/2026	RYAN ASSOCIATES INC		0	(\$117.70)
				Total Cleared Debits	(\$13,311.48)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

PINNACLE-OPR-4555 Summary					
Ending Account Balance:					\$ 95,851.02
Uncleared Items:					(\$6,298.25)
Adjusted Balance:					\$ 102,149.27
Bank Ending Balance:					\$ 102,149.27
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

PINNACLE-RES-4605 Summary					
Ending Account Balance:					\$ -
Uncleared Items:					\$-
Adjusted Balance:					\$ -
Bank Ending Balance:					\$ -
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Cleared Items

Credits					
05/29/2026	05/30/2026	Interest			\$0.10
Total Cleared Credits					\$0.10

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 6,735.77
Uncleared Items:	\$-
Adjusted Balance:	\$ 6,735.77
Bank Ending Balance:	\$ 6,735.77
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
05/29/2026	05/30/2026	Interest			\$227.91
Total Cleared Credits					\$227.91
Debits					
04/30/2026	05/20/2026	Transfer to PINNACLE-OPR-4555			(\$12,061.64)
Total Cleared Debits					(\$12,061.64)

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 150,961.21
Uncleared Items:	\$-
Adjusted Balance:	\$ 150,961.21
Bank Ending Balance:	\$ 150,961.21
Difference:	\$-



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Victoria Square Condominium Assoc Inc
XXXXXXXX4555

RETURN SERVICE REQUESTED

VICTORIA SQUARE CONDOMINIUM ASSOC INC
GRANT PROPERTY MANAGEMENT CO - AGENT
OPERATING
851 BROKEN SOUND PARKWAY NW SUITE 102
BOCA RATON FL 33487-3638

Statement of Account

Community Asso Checking Acct

Balance 5/01/26
\$84,137.11

Balance 5/31/26
\$102,149.27

Summary



Credits +\$31,323.64
Interest +\$0.00
Debits -\$13,311.48

Credit Transactions

Credits

5/01	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
5/05	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,452.00
5/05	Remote Deposit	1,363.00
5/06	PAYABLI DEPOSIT TRANSFER 917975912 WFMSPPROPAY VICTORIA SQUARE CONDOM	968.00
5/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	973.00
5/06	Remote Deposit	968.00
5/07	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
5/07	Remote Deposit	969.00
5/11	Remote Deposit	484.00
5/12	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
5/12	Remote Deposit	484.00
5/13	Remote Deposit	444.00
5/14	Remote Deposit	484.00
5/15	Remote Deposit	484.00
5/19	VICTORIA SQUARE CincXfer C5267 1592029932 PINNACLE-OPR-4555	12,061.64
5/26	PAYABLI DEPOSIT TRANSFER 921866955 WFMSPPROPAY VICTORIA SQUARE CONDOM	509.00
Total Credits		\$31,323.64



Member
FDIC



ELECTRONIC TRANSFER ERROR RESOLUTION

This Electronic Transfer Error Resolution only applies to accounts held for personal, family or household purposes and is therefore not applicable to business, trust accounts, or any such account held for non-personal purposes.

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613

Debit Transactions

Other Debits

5/01	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	840.00
5/04	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	25.90
5/04	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	150.00
5/04	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
5/07	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
5/08	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	341.55
5/18	FPL DIRECT DEBIT ELEC PYMT 3590247775 VICTORIA SQUARE CONDOM	59.34
5/18	FPL DIRECT DEBIT ELEC PYMT 3590247775 VICTORIA SQUARE CONDOM	73.38
5/27	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	117.70
5/27	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	133.75
5/27	FIRST INSURANCE INSURANCE 900-106744469 2363437365 Victoria Square Condom	5,671.49
5/29	CORALCONC UTILITY 1591113462 VICTORIA SQUARE CONDO	3,485.61

Checks

5/04	Check 5073	401.76
5/18	Check 5075 *	400.00

(*) Indicates gap in check number sequenece

Total Debits	\$13,311.48
--------------	-------------

Average Balance This Statement	\$99,559.82	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	31
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	83,781.11	5/11	96,655.90	5/19	111,048.82
5/04	81,642.45	5/12	98,107.90	5/26	111,557.82
5/05	84,457.45	5/13	98,551.90	5/27	105,634.88
5/06	87,366.45	5/14	99,035.90	5/29	102,149.27
5/07	96,513.45	5/15	99,519.90		
5/08	96,171.90	5/18	98,987.18		

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Credit\$1363.00
Date/Time: 5/5/2026 3:21 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1363.00
#005/05/2026\$1,363.00

Credit\$968.00
Date/Time: 5/6/2026 3:03 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$968.00
#005/06/2026\$968.00

Credit\$969.00
Date/Time: 5/7/2026 2:55 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$969.00
#005/07/2026\$969.00

Credit\$484.00
Date/Time: 5/11/2026 2:57 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00
#005/11/2026\$484.00

Credit\$484.00
Date/Time: 5/12/2026 3:00 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00
#005/12/2026\$484.00

Credit\$444.00
Date/Time: 5/13/2026 2:56 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$444.00
#005/13/2026\$444.00

Credit\$484.00
Date/Time: 5/14/2026 2:53 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00
#005/14/2026\$484.00

Credit\$484.00
Date/Time: 5/15/2026 2:56 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00
#005/15/2026\$484.00

THIS CHECK IS VOID WITHOUT A MULTICOLORED MICR STRIP AND AN ORIGINAL SIGNATURE ON THE BACK WRITTEN BY THE CHECKER.
Pinnacle Bank, Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487
Check Number: 5073
Four Hundred One And 78/100 Dollars
04/29/2026 ***\$401.76
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4613 N UNIVERSITY DRIVE
Unit 309
CORAL SPRINGS, FL 33067
#000005073# 10640086371800109924555#
#507305/04/2026\$401.76

THIS CHECK IS VOID WITHOUT A MULTICOLORED MICR STRIP AND AN ORIGINAL SIGNATURE ON THE BACK WRITTEN BY THE CHECKER.
Pinnacle Bank, Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487
Check Number: 5075
Four Hundred And 00/100 Dollars
05/06/2026 ***\$400.00
Diamond Brite Maintenance
7957 N University Dr
Suite 148
Parkland, FL 33067
#000005075# 10640086371800109924555#
#507505/18/2026\$400.00



21 Platform Way S
Suite 2300
Nashville, TN 37203
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Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Victoria Square Condominium Assoc Inc
XXXXXXXX4605

RETURN SERVICE REQUESTED

VICTORIA SQUARE CONDOMINIUM ASSOC INC
GRANT PROPERTY MANAGEMENT CO - AGENT
RESERVE
851 BROKEN SOUND PARKWAY NW SUITE 102
BOCA RATON FL 33487-3638

Statement of Account

Community Asso Money Market

Balance 5/01/26
\$0.00

Summary



Balance 5/31/26
\$0.00

Credits +\$0.00
Interest +\$0.00
Debits -\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	0.00				



ELECTRONIC TRANSFER ERROR RESOLUTION

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Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613



POPULAR

Last statement: April 30, 2026
This statement: May 29, 2026
Total days in statement period: 29

Page 1 of 1
5100842006
(0)

Direct inquiries to:
Customer Care Center,
1-800-377-0800

00000030 MIMRIP04930530260652 01 MC05 0000



VICTORIA SQUARE CONDO ASSOC INC
C/O GRANT PROPERTY MANAGEMENT
7124 N NOB HILL RD
TAMARAC FL 33321-1841

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$6,735.67
Low balance	\$6,735.67	Total additions	0.10
Average balance	\$6,735.67	Total subtractions	0.00
Avg collected balance	\$6,735.00	Ending balance	\$6,735.77
Interest paid year to date	\$0.37		

CREDITS

Date	Description	Additions
05-29	'Interest Credit 00000000000000000000	0.10

DAILY BALANCES

Date	Amount	Date	Amount
04-30	6,735.67	05-29	6,735.77

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Thank you for banking with Popular

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P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

April 30, 2026
May 31, 2026
1 of 2

1 M0656BLK053026063044 04 000000000 4004 002



VICTORIA SQUARE CONDOMINIUM ASSOCIATION
RESERVE ACCOUNT
C/O GRANT PROPERTY MANAGEMENT
7124 N NOB HILL RD
TAMARAC FL 33321



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 05/01/26 - 05/31/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$162,794.94		\$227.91		\$12,061.64		\$150,961.21

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$162,794.94
05/19	ACH DEBIT VICTORIA SQUARE CincXfer 260519 D5267	-\$12,061.64		\$150,733.30
05/31	INTEREST CREDIT		\$227.91	\$150,961.21
Ending Balance				\$150,961.21

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$157,736.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	\$1,103.54	Interest Paid	\$227.91

OVERDRAFT FEES



	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00



P.O. Box 558
Wayne, NJ 07474-0558

Account Number:

XXXXXX6404

Statement Date:

05/31/2026

Page :

2 of 2

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.





Native Pest Management
2420 Lakeshore Drive Suite 200
Tallahassee, FL 32312
(561) 328-8290

**Attn: Victoria Square Condominium
Association**
Victoria Square Condominium Association
3200-3286 Coral Ridge Dr
Coral Springs, FL 33065

Invoice
**3200-3286 Coral Ridge
Dr**

INVOICE NO. ACCOUNT NUMBER

1364438 50791

INVOICE DATE

05/01/2026

LICENSE

JB231989

DUE DATE (NET 30 TERMS)

05/31/2026

AMOUNT DUE

\$341.55

Victoria Square Condominium Association (Acct #: 50791)

ITEM	QUANTITY	PRICE	SUBTOTAL
Quarterly Home Pest Control	1	\$341.55	\$341.55

Additional Notes

Login to your online account via the blue link in our e-mails or contact us at 800-485-8995 Ext. 2 to setup credit card AutoPay.

Subtotals	\$341.55
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$341.55
Amount Paid	\$0.00
Amount Due	\$341.55



UNIVERSAL WASTE

Universal Waste
275 Commercial Blvd. Suite 303
Lauderdale by the Sea, FL 33308

www.UECFL.COM
954.800.9584
Billing@UECFL.com

Invoice

Invoice #	64719
Invoice Date	5/1/2026
Due Date	5/31/2026
Account #	1001760

Bill To	Service Location
Victoria Square Condo Assoc Irwin Nozick 3200 Coral Ridge Dr Coral Springs, FL 33065	Victoria Square Condo Assoc 3200 Coral Ridge Dr Coral Springs, FL 33065

Service Dates	Description	Qty	Amount
5/1/2026	Monthly Waste Service	1	1,561.00

Contact our office today to schedule your Bulk, Junk, or Weather related waste removal. Let us help clear your clutter quickly and efficiently.
Contact SERVICE@UECFL.COM or call 954.800.9584

Total Current Charges \$1,561.00

To pay your current balance and to avoid late fees contact us
Billing@UECFL.com, 954.800.9584, and UECFL.com.
Payment can be made via Credit Card at www.UECFL.com

PLEASE REMIT PAYMENT BY THE DUE DATE LISTED ABOVE. INVOICES NOT PAID IN FULL DURING THE SERVICE MONTH ARE SUBJECT TO A LATE PAYMENT CHARGE

Phone # **954 849-3333**
E-mail **ryanassoc1@att.net**

Date	Invoice #
4/30/2026	3682
Due Date	4/30/2026

Bill To
Victoria Square Condominium C/O CCM 7124 N Nob Hill Road Tamarac, FL 33321

[illegible]

INVOICE

Diamond Brite Maintenance, Inc.
6011 Janeway Rd
Maryville, TN 37801-0902

Diamondbrite@comcast.net
+1 (954) 599-3970



Bill to

Victoria Square Condominiums
C/O: Grant Property Management
7124 N. Nob Hill Road
Tamarac, FL 33321

Ship to

Victoria Square Condominiums
C/O: Grant Property Management
7124 N. Nob Hill Road
Tamarac, FL 33321

Invoice details

Invoice no.: 8351
Terms: Net 15
Invoice date: 05/01/2026
Due date: 05/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Victoria Square	Monthly Janitorial Services for May.	1	\$350.00	\$350.00
2.		Services	Extra Bulk & Trash Clean up.	1	\$50.00	\$50.00
3.		Late Fees/Interest	Payments are due 15 days from the date on the invoice. Any balance past due 15 days from the invoice date shall be assessed a finance charge of one and one-half percent (1.5%) per month on outstanding balance. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorneys' fees and court fees. Thank You	1	\$0.00	\$0.00

Total **\$400.00**

Ways to pay

BANK

Contact Diamond Brite Maintenance, Inc. to pay.

[View and pay](#)

INVOICE

DATE: 05/01/26
INVOICE # 526
FOR: *Parking
Enforcement*

Victoria Square
3200-3286 Coral Ridge Dr.
Coral Springs, FL 33065
954-512-7311
c/o Consolidated Community Management

Make all checks payable to **A-Z PARKING ENFORCEMENT SOLUTIONS, INC.**
If you have any questions concerning this invoice, contact our office at the above number.

THANK YOU FOR YOUR BUSINESS!



GRANT PROPERTY MANAGEMENT

Grant Property Management Company
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Invoice Number	52529
Invoice Date	05/01/2026

VICTORIA SQUARE CONDOMINIUM ASSOCIATION,
INC.
C/O Grant Property Mgmt Company
7124 North Nob Hill Rd
Tamarac, FL 33321

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
05/01/2026	Monthly Fee	1.00	\$840.00	\$840.00	\$0.00	\$840.00
Management Fee (Monthly Fee) Total				\$840.00	\$0.00	\$840.00
VICS - VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. Total				\$840.00	\$0.00	\$840.00

LOAN NUMBER
XXX - 106744469
Refer to this number on all correspondence
CUSTOMER ID

BILLING STATEMENT

FIRST INSURANCE®
FUNDING
A WINTRUST COMPANY

FIRST Insurance Funding
450 Skokie Blvd, Ste 1000
Northbrook, IL 60062-7917
Phone: (800) 837-3707 Fax: (800) 837-3709
www.firstinsurancefunding.com

NOTICE DATE
5/7/2026
INSTALLMENT DUE DATE
5/25/2026

Insured
VICTORIA SQUARE CONDOMINIUM 7124 NORTH NOB HILL RD. C/O GRANT PROPERTY MANAGEMENT TAMARAC, FL 33321

Previous Account Balance	\$	68,347.39
Payments/Adjustments	\$	(5,961.00)
Current Account Balance	\$	62,386.39
Past Due Amount	\$	0.00
Current Installment Amount	\$	5,671.49
Total Amount Due	\$	5,671.49

Agent/Broker HUB INTERNATIONAL FLORIDA
Phone: (954) 925-2590

As of the date of this notice, you are enrolled in ACH Debit.

Any Past Due Amount is due immediately.

- Failure to pay past due amounts and your current installment amount may result in cancellation of your insurance coverage.
- If you have any questions concerning your insurance coverage, please contact your agent or broker listed above.
- If you mail your payment, please allow 7-10 days mailing time to ensure timely application of your payment.
- Overnight delivery payments ONLY may be sent to the address listed at the top of this statement. All other payments by mail should be sent to the address listed on the Remittance Stub.
- AUTOPAY – If you are enrolled in ACH Debit, the amount due on your loan will be deducted from your bank account 1-2 business days following the Installment Due Date. If you are enrolled in Credit Card, the amount due on your loan will be charged to your credit card on the Installment Due Date or next business day.
- You may also pay online or by phone. Convenience fees may apply. Our contact information is listed at the top of this statement.

Please visit our website to check your loan, make a payment, change your address and view documents online!

To access your account online you will need your loan number and temporary password located on the Welcome Letter/Notice of Acceptance. If you already changed the temporary password, you can reset your password by clicking the Forgot Password link.

157569817

FIFBILL0921

FIRST INSURANCE®
FUNDING

REMITTANCE STUB

A WINTRUST COMPANY

Please make checks payable and mail to:
FIRST Insurance Funding
PO Box 7000
Carol Stream, IL 60197-7000

Have you moved? Please check this box and print your new address on the back.

☐

Insured
VICTORIA SQUARE CONDOMINIUM 7124 NORTH NOB HILL RD. C/O GRANT PROPERTY MANAGEMENT TAMARAC, FL 33321

NOTICE DATE	5/7/2026
--------------------	----------

LOAN NUMBER	XXX - 106744469
CURRENT INSTALLMENT DUE DATE:	5/25/2026

Your loan is set up on AutoPay – ACH Debit

90000010674446900000567149

INVOICE

Diamond Brite Maintenance, Inc.

6011 Janeway Rd

Maryville, TN 37801-0902

Diamondbrite@comcast.net

+1 (954) 599-3970



Bill to

Victoria Square Condominiums
C/O: Grant Property Management
7124 N. Nob Hill Road
Tamarac, FL 33321

Ship to

Victoria Square Condominiums
C/O: Grant Property Management
7124 N. Nob Hill Road
Tamarac, FL 33321

Invoice details

Invoice no.: 8363

Terms: Net 15

Invoice date: 05/13/2026

Due date: 05/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	We cleaned up extra trash and moved bulk trash. bulk trash was picked up 5/11/26	1	\$100.00	\$100.00
2.		Late Fees/Interest	Payments are due 15 days from the date on the invoice. Any balance past due 15 days from the invoice date shall be assessed a finance charge of one and one-half percent (1.5%) per month on outstanding balance. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorneys' fees and court fees. Thank You	1	\$0.00	\$0.00

Total

\$100.00

Contact Diamond Brite Maintenance, Inc. to pay.

Personalized solutions, dedicated support.

ACC
BUSINESS
 A division of AT&T

 VICTORIA SQUARE
 C/O CCM
 7124 N NOB HILL RD
 TAMARAC FL 33321

 Page 1 of 2
 Account Number 831-001-5011 073
 Billing Date May 1, 2026
 Questions? 1 800 456-6000
 Web Site accbusiness.com

 Invoice 3954916117
 AT&T Tax ID 13-4924710

Invoice

Bill-At-A-Glance

Previous Bill	125.81
Payment - Thank You!	125.81CR
Adjustments	.00
Balance	.00
Current Charges	125.00
Total Amount Due	\$125.00
Payment Due Date	May 31, 2026

Billing Summary

 Questions?
 Call: 1 800 456-6000
 Online: www.accbusiness.com

ACC Business Service

 Group #000002
 Sub-Account #831-001-5087 892 125.00
 Total Group #000002 125.00

Total Current Charges 125.00

Current Charges

 Group #000002
 Sub-Account #831-001-5087 892 50000005352
 Charges for 320028133
 Customer Location:
 3276 CORAL RIDGE DR
 CORAL SPRINGS, FL 33065
 Charges for Subscriber/Router ID 320028133
 3276 CORAL RIDGE DR
 CORAL SPRINGS, FL 33065
 AT&T Internet for Business
 Recurring Charges:
 Apr 1, 2026 thru Apr 30, 2026
 1. Internet 100 115.00
 Qty: 1 Items at 115.00

Group #000002 - Continued

 Recurring Charges:
 Apr 1, 2026 thru Apr 30, 2026
 2. Managed Internet Backup 10.00
 Qty: 1 Items at 10.00
 Total AT&T Internet for Business 125.00
 Total Subscriber/Router ID 320028133 125.00
 Total 320028133 125.00
 Total Sub-Account #831-001-5087 892 125.00
 Total Group #000002 125.00

Total Current Charges 125.00

News You Can Use

News You Can Use

ACCOUNT STATUS

Welcome to your new ACC Business Invoice. Please visit accbusiness.com for helpful resources including a short video to guide you through our new bill format, as well as many other topics such as how to register for AT&T Business Center access (offering online bill view, management and payments).

When you choose ACC Business, you are choosing to leverage the power and strength of AT&T and the collaborative, supportive engagement of ACC Business to support your business.

Where allowed by law, AT&T may implement late payment interest of no more than 18% annually. Rates will vary based on state regulations. Interest will be calculated based upon daily balances and will be applicable for each day that a delinquent balance is outstanding. This charge will apply to all balances that are delinquent through such time that payment in full is received at AT&T. The late payment interest will be billed on a monthly basis. Accounts billed outside the US will not be charged LPI.

Where allowed by law, AT&T may implement a \$25 service fee for restoration of service where delinquency has caused an interruption. This fee will be applicable to each account that is being restored and will be included on your monthly billing statement.

REGULATORY NEWS

 FEE DESCRIPTIONS
 The Administrative Expense Fee recovers a portion of AT&T's internal costs associated with the Federal Communications Commission's Universal Service Fund and related programs. The Federal Regulatory Fee recovers amounts paid to the federal government for regulatory costs and telecommunications services for the hearing impaired, and costs associated with local number portability administration. These fees are not taxes or charges that the government requires AT&T to collect from its customers.

Return bottom portion with your check in the enclosed envelope.

THANK YOU for choosing ACC Business, a division of AT&T.

Printed on Recyclable Paper

DUE BY: May 31, 2026 \$125.00


Billing Date May 1, 2026

Set up electronic payments:

accbusiness.com

Account Number **831-001-5011 073**

Please include your account number on your check

Make checks payable to:

 ACC BUSINESS
 PO BOX 5019
 CAROL STREAM IL 60197-5019

 VICTORIA SQUARE
 C/O CCM
 7124 N NOB HILL RD
 TAMARAC FL 33321

83100150110733954916117088200000001250000000125008

Personalized solutions, dedicated support.

ACC
BUSINESS
A division of AT&T



VICTORIA SQUARE
C/O CCM
7124 N NOB HILL RD
TAMARAC FL 33321

Page 2 of 2
Account Number 831-001-5011 073
Billing Date May 1, 2026
Questions? 1 800 456-6000
Web Site accbusiness.com

News You Can Use

News You Can Use

REGULATORY NEWS - Continued

Attention California Customers:

The following charges are "Government Fees and Taxes": Federal Excise Tax; CHCF-A, CHCF-B, Univ Lifeline Tele Serv Sur, Com Dev Fnd/Deaf & Disabled, California Teleconnect Fund, State 9-1-1 Surcharge, Utility User's Tax, and Local 911 Charge.

Thank You For Choosing AT&T Where Every Customer Counts!

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2385.001.001373.01.01.0000000 NNNNNNNY 002745.002745

VICTORIA SQUARE
7124 N NOB HILL RD
TAMARAC FL 33321-1841



2385.1.6.1373.1 AB 0.641 n2

CITY OF CORAL SPRINGS - WATER BILLING

P.O. Box 754501 - Coral Springs, FL 33075-4501

Customer #	Account #	Cycle	Bill Date
9206	21482	03-03	05/06/26

Service Address

3200 3286 CORAL RIDGE DR MTR

Service Period

03/30/26 - 05/01/26

of Days

32

Service Meter	Curr Read	Curr Prev	Usage
N70000581	297	291	6
N70000581	4915	4751	164

Description of Charges**Amount**

WATER	1451.14
SEWER	1889.36
UTILITY TAX	145.11

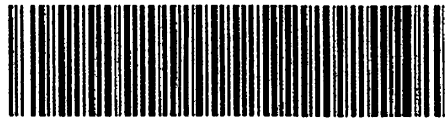
AUTO DRAFT - BANK WILL BE DEBITED

Balance Forward	0.00
Total Current Charges	3485.61
Total Amount Due	3485.61

Pres...
First-Class Mail
U.S. Postage Paid
INFOSEND

Return Service Requested

CUSTOMER #	9206	ACCOUNT #	21482
Total Amount Due	3485.61	Current Charges Due	05/31/26



RA30508A AUTO ALL FOR AADC 331
7000003184 00.0004.0158 3184/1

VICTORIA SQUARE CONDO ASSN,INC
C/O CCM INC
7124 NORTH NOB HILL RD
TAMARAC FL 33321-1841

PLEASE CUT ON LINE AND RETURN STUB WITH PAYMENT



Make checks payable to the
CITY OF CORAL SPRINGS" and
mail your stub and account number to:

CITY OF CORAL SPRINGS
ATTN: WATER BILLING DEPARTMENT
P.O. BOX 754501
CORAL SPRINGS, FL 33075-4501

VISIT US ONLINE AT:
www.coralsprings.gov

Go to Online Services to sign up for
auto pay/direct debit/ACH or pay by
credit card (Visa/MasterCard).

CUSTOMER SERVICE BUSINESS HOURS

7:30am - 5:00pm Monday - Thursday
7:30am - 1:30pm Friday
water@coralsprings.gov

**Our offices are closed to the public. Please
get in touch with us by phone or email.**

WATER BILLING CUSTOMER SERVICE
(954) 344-1825
WATER EMERGENCIES & AFTER HOURS
(954) 345-2160
GENERAL CITY INFORMATION
(954) 344-1000

SERVICE INTERRUPTION

Failure to make full payment of your "Due Now"
amount may result in a \$20 past due door
hanger notice. If water is locked off, there will be
an additional \$30 lock off charge.

If water service has been locked off for non-
payment, water can be restored the same
BUSINESS day if payment is made by noon.
NO CHECKS

Past due amounts are subject to a monthly 1%
late fee.



EFT

Electric Bill Statement**For:** Mar 30, 2026 to Apr 28, 2026 (29 days)**Statement Date:** Apr 28, 2026**Account Number:** 55972-55412**Service Address:**3100 CORAL RIDGE DR # HSE
CORAL SPRINGS, FL 33065

Hello Victoria Square Condominium Association Inc,
Here's what you owe for this billing period.

CURRENT BILL**\$73.38**

TOTAL AMOUNT YOU OWE

May 19, 2026

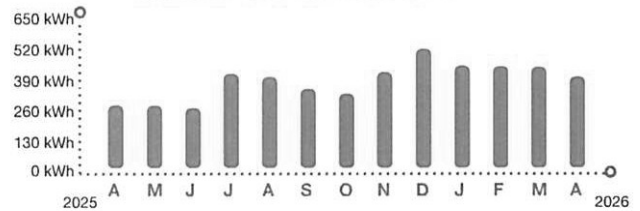
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	79.88
Payments received	-79.88
Balance before new charges	0.00
Total new charges	73.38
Total amount you owe	\$73.38

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after May 19, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after May 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (954) 797-5000
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

VICTORIA SQUARE CONDOMINIUM
ASSOCIATION INC
C/O PHOENIX MNGMT SERVICES
4800 N STATE ROAD 7 STE 105
LAUDERDALE LAKES FL 33319-5805

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

55972-55412

ACCOUNT NUMBER

\$73.38

TOTAL AMOUNT YOU OWE

May 19, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Victoria Square
Condominium Association
Inc

Account Number:
55972-55412

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	79.88
Payment received - Thank you	-79.88
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Non-fuel: (First 1000 kWh at \$0.093650) \$39.33
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$12.15
(Over 1000 kWh at \$0.038930)

Electric service amount 62.00

Gross receipts tax (State tax) 1.59

Franchise fee (Reqd local fee) 3.90

Utility tax (Local tax) 5.83

Taxes and charges 11.32

Regulatory fee (State fee) 0.06

Total new charges \$73.38

Total amount you owe \$73.38

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC43955. Next meter reading May 29, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	92406		91986		420

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 28, 2026	Mar 30, 2026	Apr 29, 2025
kWh Used	420	465	287
Service days	29	31	32
kWh/day	14	15	9
Amount	\$73.38	\$79.88	\$52.57

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

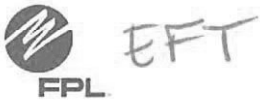
[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Lower your energy bill

Heating and cooling can make up nearly half your energy use. Upgrade your AC and get a \$200 rebate.

[FPL.com/ACRebate](https://www.fpl.com/ACRebate)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Mar 30, 2026 to Apr 28, 2026 (29 days)**Statement Date:** Apr 28, 2026**Account Number:** 45882-53411**Service Address:**3200 CORAL RIDGE DR # HSE
CORAL SPRINGS, FL 33065

Hello Victoria Square Condominium Association Inc,
Here's what you owe for this billing period.

CURRENT BILL**\$59.34**

TOTAL AMOUNT YOU OWE

May 19, 2026

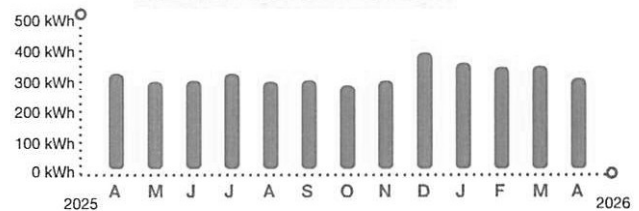
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	65.69
Payments received	-65.69
Balance before new charges	0.00
Total new charges	59.34
Total amount you owe	\$59.34

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after May 19, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after May 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (954) 797-5000
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

VICTORIA SQUARE CONDOMINIUM
ASSOCIATION INC
C/O PHOENIX MNGMT SERVICES
4800 N STATE ROAD 7 STE 105
LAUDERDALE LAKES FL 33319-5805

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

45882-53411

ACCOUNT NUMBER

\$59.34

TOTAL AMOUNT YOU OWE

May 19, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Victoria Square
Condominium Association
Inc

Account Number:
45882-53411

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	65.69
Payment received - Thank you	-65.69
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Non-fuel: (First 1000 kWh at \$0.093650) \$30.24
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$9.34
(Over 1000 kWh at \$0.038930)

Electric service amount 50.10

Gross receipts tax (State tax) 1.29

Franchise fee (Reqd local fee) 3.15

Utility tax (Local tax) 4.75

Taxes and charges 9.19

Regulatory fee (State fee) 0.05

Total new charges \$59.34

Total amount you owe \$59.34

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC50949. Next meter reading May 29, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	68917		68594		323

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 28, 2026	Mar 30, 2026	Apr 29, 2025
kWh Used	323	367	340
Service days	29	31	32
kWh/day	11	12	11
Amount	\$59.34	\$65.69	\$60.16

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Lower your energy bill

Heating and cooling can make up nearly half your energy use. Upgrade your AC and get a \$200 rebate.

FPL.com/ACRebate

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Phone # 954 849-3333
E-mail ryanassoc1@att.net

Date	Invoice #
5/16/2026	3695
Due Date	5/16/2026

Bill To
Victoria Square Condominium C/O CCM 7124 N Nob Hill Road Tamarac, FL 33321

[illegible]

Phone # **954 849-3333**
E-mail **ryanassoc1@att.net**

Date	Invoice #
5/17/2026	3697
Due Date	6/5/2026

[illegible]



851 Broken Sound Parkway NW, Suite 102
Boca Raton, FL 33487
Phone: 561-417-4100
Email: gpm@grantmgmt.com
www.grantmgmt.com

Invoice

Date: 5/21/2026
Order #: ORD-1299
Invoice No. 124437

Bill To
Victoria Square Condominium

Description	Qty	Unit Price	Amount
Office/Mailing Expenses			
Black & White Copy - 8.5"x11"	19.00	\$0.35	\$6.65
Envelope	1.00	\$0.35	\$0.35
Double Window Envelopes	7.00	\$0.50	\$3.50
Check	2.00	\$1.50	\$3.00
Stamps	8.00	\$0.77	\$6.16

Subtotal \$19.66

Comments

Total \$19.66

Thank you for your business!

Victoria Square

[Back to Property](#)[Supplie](#)

Date	Item Description	B/W Copy	Regular Envelope	Window Envelope	Number of Check	Number of Stamp
4/16/2026	Sunbiz 2026 Annual Reporting	1	1		1	1
4/29/2026	Checks			1	1	1
5/13/2026	NOLAS	18		6		6
Total Cost		19 \$6.65	1 \$0.35	7 \$3.50	2 \$3.00	8 \$6.16

Total Cost
\$19.66